



CITY OF GASTONIA PUBLIC HEARING NOTICE



NOTICE OF PUBLIC HEARINGS TO CONSIDER REZONING REQUESTS

Notice is hereby given that the following public hearings will be held **Thursday, September 7, 2023**, at 5:30 PM, or as soon thereafter as possible, before the Gastonia Planning Commission in the City Council Chambers, 181 S. South Street, in Gastonia, North Carolina. If any of the decisions of the Planning Commission are appealed or if any of the Planning Commission's decisions are by a vote of less than a three-fourths (3/4) majority, the particular item so affected will also be heard in a public hearing at the **Tuesday, October 17, 2023**, City Council meeting at 6:00 PM or as soon thereafter as possible, in the Public Forum Room on the 2nd Floor of the Gaston County Courthouse located at 325 Dr. Martin Luther King, Jr. Way in Gastonia. The meeting location will be listed on the agenda found on the city's website www.cityofgastonia.com. If any cases are *continued* by the Planning Commission, the City Council hearing (if necessary) for that particular item will change; whereby staff should be consulted for further details.

File 202300179 – Longview Subdivision

Subject hearing involves an annexation and assignment of zoning request for approximately 30.63 acres from Gaston County RLD (Residential Low Density) and City of Gastonia RLD (Residential Low Density) to City of Gastonia PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located on Fairview Drive, north of Chespark Drive and is owned by multiple owners. *The Gastonia City Council will be holding a Public Hearing on the annexation and assignment of zoning request at the **September 19, 2023** City Council meeting.*

File 202200289 – Bessemer City Road and Pioneer Lane

Subject hearing involves an annexation and assignment of zoning request for approximately 5.4838 acres from Gaston County C-3 (General Commercial) and I-2 (General Industrial) and City of Gastonia C-3 (General Business) and I-2 (General Industrial) to City of Gastonia C-3. The subject property is located west of Bessemer City Road, adjacent to Pioneer Lane and is owned by Doris Stewart. *The Gastonia City Council will be holding a Public Hearing on the annexation and assignment of zoning request at the **September 19, 2023** City Council meeting.*

File 202300271 – 802 Bessemer City Road

Subject hearing involves a rezoning request for approximately 0.17 acres from C-3 (General Business) to C-1 (Neighborhood Business). The subject property is located at 802 Bessemer City Road and is owned by Fallcross Construction, LLC.

File 202300336 – Franklin Urban Sports and Entertainment (FUSE) District Overlay

Subject hearing involves establishing the Franklin Urban Sports and Entertainment (FUSE) Overlay District for approximately 9.589 acres. The subject property is located north of W. Franklin Boulevard, south of the Norfolk Southern Railway Line right of way and between S. Hill Street and S. Trenton Street. The property is owned by Gastonia Airline, LLC. and the City of Gastonia.

NOTICE OF PUBLIC HEARING TO CONSIDER AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GASTONIA, NORTH CAROLINA

Notice is hereby given that the following public hearing will be held **Thursday, September 7, 2022**, at 5:30 PM, or as soon thereafter as possible, before the Gastonia Planning Commission in the City Council Chambers, 181 S. South Street, and on **Tuesday, September 19, 2022**, at 6:00 PM, or as soon thereafter as possible, before the Gastonia City Council in the Public Forum Room on the 2nd Floor of the Gaston County Courthouse located at 325 Dr. Martin Luther King, Jr. Way in Gastonia for the purpose of considering the following amendments to the Unified Development Ordinance of the City of Gastonia North Carolina. If any cases are *continued* by the Planning Commission, the City Council hearing date for that particular item will change; whereby staff should be consulted for further details. Contact the Planning Department at 704-854-6652 or e-mail planning@cityofgastonia.com to view the below proposed amendments.

File 202300328

Subject hearing involves amending the Official Zoning Map for the creation of a Franklin Sports and Entertainment (FUSE) Overlay District for PIDs 301022, 301023, 301024 which are owned by Gastonia Airline LLC and PID 301025 which is owned by the City of Gastonia. The request also includes amending *Chapter 6 Zoning Districts* of the Unified Development Ordinance to create a new *Section 6.3.8 Franklin Urban Sports and Entertainment Overlay District*, and to amend *Chapter 7 Use and Building Lot standards* of the Unified Development Ordinance to create a new *Section 7.13 Franklin Urban Sports and Entertainment Overlay District Design and Use Standards*.

For further information, call (704) 854-6652. INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS WHEN ATTENDING THIS MEETING AND/OR IF THIS INFORMATION IS NEEDED IN AN ALTERNATIVE FORMAT BECAUSE OF A DISABILITY, SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, LOCATED IN CITY HALL AT 181 S. SOUTH STREET, TELEPHONE: (704-866-6786), FAX: (704-836-0022) OR BY EMAIL: JUDYS@CITYOFGASTONIA.COM. THE HUMAN RESOURCES DEPARTMENT REQUESTS AT LEAST 72 HOURS NOTICE PRIOR TO THE MEETING TO MAKE THE APPROPRIATE ARRANGEMENTS.

Kristie Ferguson, Chair
Gastonia Planning Commission
(Ad in paper 8/27/23 and 9/3/23)

Walker E. Reid, III, Mayor
City of Gastonia